



Janet McNeill
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 1/25 Station Street Somerville VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price: [] or range between \$450,000 & \$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price: \$602,000 *House: X *Unit: [] Suburb: Somerville
 Period-from: 01 Apr 2018 to 31 Mar 2019 Source: Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/24 Bruce Drive Somerville VIC 3912	\$452,000	07-Mar-19
1/14 Leonard Drive Somerville VIC 3912	\$510,000	02-Oct-18
2A Harrow Avenue Somerville VIC 3912	\$455,000	11-Mar-19

OR

B* ~~The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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1/24 Bruce Drive Somerville VIC 3912

2 1 2

Sold Price ^{RS} **\$452,000** ^{UN} Sold Date **07-Mar-19**

Distance **0.65km**



1/14 Leonard Drive Somerville VIC 3912

2 1 1

Sold Price **\$510,000** Sold Date **02-Oct-18**

Distance **0.68km**



2A Harrow Avenue Somerville VIC 3912

2 1 1

Sold Price ^{RS} **\$455,000** Sold Date **11-Mar-19**

Distance **0.71km**



40 Clarendon Drive Somerville VIC 3912

2 2 2

Sold Price ^{RS} **\$500,000** Sold Date **13-Feb-19**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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